

# BLOOMFIELD VIEW

LITTLE CLACTON



**Burfoot Homes**  
*building superior homes*

# Welcome to Bloomfield View

Bloomfield View is a prestigious development of spacious 2 and 3-bedroom bungalows, designed with meticulous attention to detail and high-quality craftsmanship. The homes combine outstanding specifications with modern, functional living. Thoughtfully positioned to provide a tranquil and private environment, these properties offer the perfect balance of comfort, space, and peace.

Nestled in the picturesque village of Little Clacton, Bloomfield View is just a short drive away from the stunning beaches of Clacton-on-Sea. Whether you're unwinding in your private garden or enjoying the surrounding natural beauty, Bloomfield View provides an ideal blend of countryside charm and contemporary living.

Designed with expansive living spaces and luxurious interiors, Bloomfield View offers a truly exceptional place to call home.



# Tranquil Village Living

Nestled in the heart of the Tendring Peninsula, Little Clacton is a charming village that combines the best of countryside living with easy access to the nearby coastal attractions. With a rich history and a strong sense of community, this picturesque village offers an idyllic place to call home, far from the hustle and bustle of city life, yet just a short drive from the vibrant seaside resorts of Clacton-on-Sea and Frinton-on-Sea.

Despite its proximity to the popular seaside destinations, Little Clacton retains its peaceful, village atmosphere, with its roots tracing back to medieval times. The village is characterised by its traditional houses, green spaces, and a welcoming, close-knit community that embraces both modern living and historical charm.

Little Clacton offers a wealth of local amenities and leisure opportunities, making it a convenient place for families, professionals, and retirees alike. Close by you'll find a Farm Shop, Clacton Shopping Village, Hair Salon, GP Surgery and a number of friendly pubs and restaurants. For everyday groceries, you have the pick of large supermarkets Tesco or Morrisons, just a short distance away in Clacton-on-Sea.

For outdoor enthusiasts, Little Clacton is ideally located with easy access to a variety of recreational options. The village is surrounded by scenic countryside, offering many walks and cycling paths for those who enjoy the outdoors. For more active pursuits, the nearby Clacton Leisure Centre has an array of fitness facilities, including a swimming pool, gym, and racquet sports.

For a more relaxed experience, the Lifehouse Hotel & Spa is just a short distance away, offering an adults-only haven for those seeking luxury treatments and indulgent spa experiences.

Living in Little Clacton gives you access to a variety of year-round attractions. The stunning Frinton-on-Sea with its seafront gardens and golden sands is perfect for beach lovers, while Clacton-on-Sea offers plenty of fun with its Carnival, Airshow, and amusement parks. Both towns provide a mix of leisure, relaxation, and entertainment, just a short distance away.

For golf enthusiasts, the Frinton Golf Club, just a short drive away, offers a highly regarded links course rated among the best in the country. Alternatively, Clacton Golf Club boasts top-quality greens for those looking to enjoy a round or two in beautiful surroundings.

Little Clacton offers excellent connectivity to nearby towns, cities, and airports, making it a perfect base for commuting or weekend getaways. Thorpe-le-Soken station, the nearest train station, offers direct train services to London Liverpool Street, taking just over an hour.

The nearby A12 provides easy access to Colchester (14 miles), while Ipswich is just 26 miles away, ensuring that you're well-connected to major destinations. Stansted Airport is also easily accessible, only 48 miles away, convenient for those looking to travel further afield.

With its blend of historical charm, modern amenities, and easy access to both countryside and coast, Little Clacton is the perfect village to enjoy a peaceful, fulfilling lifestyle while still being close to everything you need.



Little Clacton Village



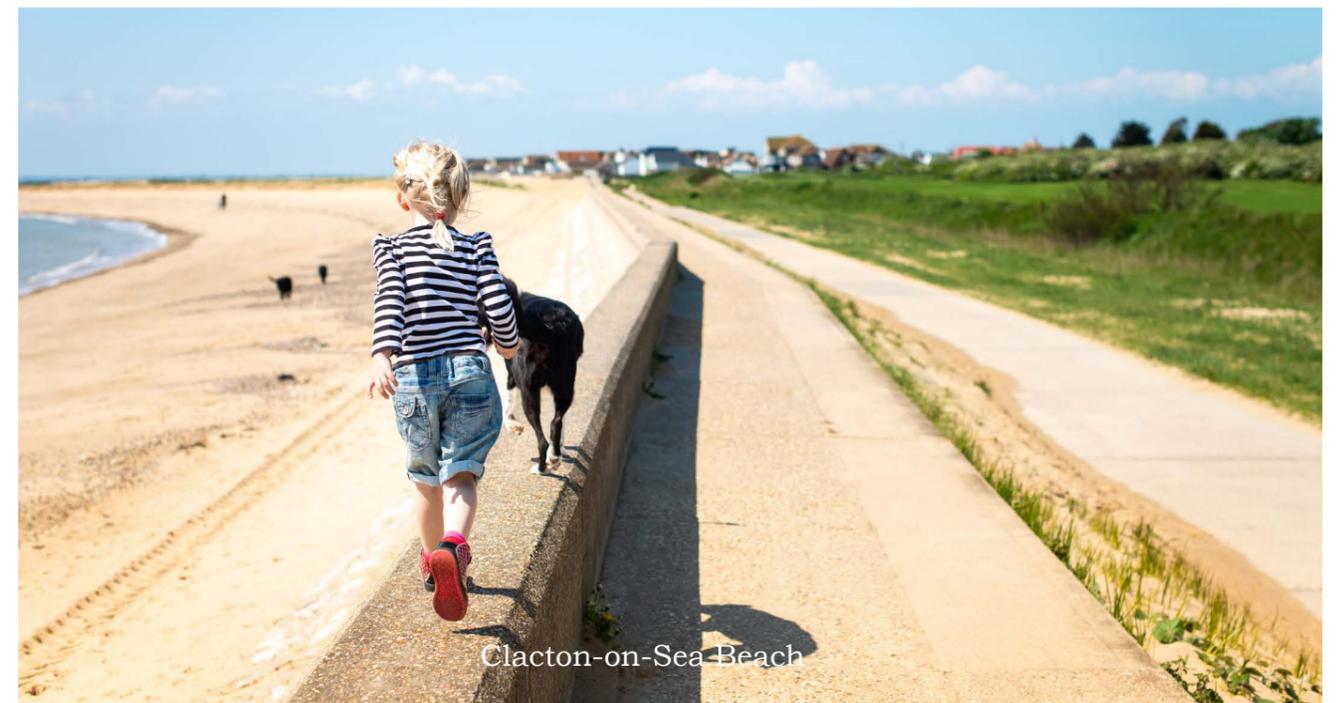
Lifehouse Spa & Hotel



Beach Huts



The Blacksmith Arms



Clacton-on-Sea Beach

# Discover your next home



## Development Key

 **The Lilac**  
Plots 16 ,17, 30 & 31

 **The Jasmine**  
Plots 14 & 15

 **The Wisteria**  
Plots 22 & 23

 **The Primrose**  
Plots 13, 18, 19, 20, 21, 24,  
25, 26, 27, 28 & 29





*Kitchen*



*Bedroom*

Style, comfort and quality - where your new chapter begins. These exceptional new homes have been crafted with a keen eye for detail, blending contemporary elegance with a welcoming, homely feel.



*Living Room*

With a commitment to building homes of the highest quality to meet all your needs, Bloomfield View offers homes of the highest standards with quality materials, ensuring hassle free living.

Step into a home where high-spec finishes and modern design come together to offer the very best in contemporary living. Every space is thoughtfully considered—from the open, stylish kitchen designed for both cooking and entertaining, to the calm and inviting bedroom that offers a peaceful retreat at the end of the day. The living area blends comfort and sophistication, ideal for relaxing or hosting in style.

# Bloomfield View

Detached 2 & 3 Bedroom Bungalows



**The Lilac**  
2 Bedroom Bungalow  
Plots 16, 17, 30 & 31



**The Jasmine**  
3 Bedroom Bungalow  
Plots 14 & 15



**The Wisteria**  
3 Bedroom Bungalow  
Plots 22, 23



**The Primrose**  
3 Bedroom Bungalow  
Plots 13, 18, 19, 20, 21, 24, 25, 26, 27, 28 & 29



# The Lilac

Plots 16, 17, 30 & 31



## Details of accommodation

Master Bedroom	3.56m x 3.45m	11'7 x 11'3 plus bay recess
En Suite Shower Room	2.82m x 1.7m	9'3 x 5'6
Bedroom Two	3.56m x 2.9m	11'7 x 9'5
Bathroom	2.85m x 1.65m	9'4 x 5'4
Living Room/Dining	6m x 3.79m	19'8 x 12'5
Kitchen	4.9m x 2.6m	16'1 x 8'5
Single Attached Garage	6.98m x 3.0m	23'0 x 9'9

*Total internal floor space 84m<sup>2</sup> (905sq ft)*

*(Garage excluded from floor space calculation)*



# The Jasmine

Plots 14 & 15



## Details of accommodation

Master Bedroom	4.15m x 3.34m	13'6 x 11' plus large bay recess
En Suite Shower Room	2.8m x 1.24m	9'2 x 4'0
Bedroom Two	3.5m x 3.34m	11'5 x 11'
Bedroom Three	3.17m x 2.8m	10'4 x 9'19
Bathroom	2.65m x 1.7m	8'7 x 5'6
Living Room	4.8m x 4.5m	15'8 x 14'8
Kitchen/Dining	6.7m x 3.35m	22'11 x 11'
Single Attached Garage	6.98m x 3.1m	23' x 10'2

*Total internal floor space 109m<sup>2</sup> (1175sq ft)*

*(Garage excluded from floor space calculation)*



# The Wisteria

Plots 22 & 23



## Details of accommodation

Master Bedroom	3.5m x 3.34m	13'6 x 11' plus bay recess
En Suite Shower Room	2.8m x 1.24m	9'2 x 4'0
Bedroom Two	3.5m x 3.34m	11'5 x 11'0
Bedroom Three	3.5m x 3.34m	11'5 x 11'0
Bathroom	2.65m x 1.7m	8'7 x 5'6
Living Room	4.8m x 4.5m	15'8 x 14'8
Kitchen/Dining	6.7m x 3.35m	22'11 x 11'0
Single Attached Garage	6.98m x 3.1m	23'0 x 10'2

*Total internal floor space 109m<sup>2</sup> (1175sq ft)*

*(Garage excluded from floor space calculation)*



# The Primrose

Plots 13, 18, 19, 20, 21, 24, 25, 26, 27, 28 & 29



## Details of accommodation

Master Bedroom	3.97m x 3.79m	13'1 x 12'5' plus bay recess
En Suite Shower Room	2.65m x 1.54m	8'7 x 5'0
Bedroom Two	3.55m x 3.34m	11'7 x 11' plus door recess
Bedroom Three	3.17m x 3.15m	10'4 x 10'3
Bathroom	2.39m x 1.84m	7'8 x 6'0
Living Room	5.09m x 4.05m	16'7 x 13'3
Kitchen/Dining	5.85m x 3.56m	18'3 x 11'5 plus door recess
Utility Room	2.39m x 1.7m	7'8 x 5'6
Single Detached Garage	6.98m x 2.94m	23' x 9'7
Double Garage on Plots 18, 19 & 28	6.98m x 5.41m	23' x 17'8

*Total internal floor space 114m<sup>2</sup> (1230sq ft)*

*(Garage excluded from floor space calculation)*



# Specification

*The Lilac, The Jasmine, The Wisteria, The Primrose*



## KITCHEN/UTILITY

- Stylish professionally designed fitted kitchen with a choice of Laminate worktops and upstands, selected from an extensive range of finishes and styles\*
- Island with integrated breakfast bar (excluding The Lilac)
- Bosch 5 burner gas or ceramic hob
- Externally vented extractor hood with light
- Bosch integrated single oven in tower unit
- Bosch integrated microwave in tower unit
- Bosch Integrated dishwasher
- Bosch Integrated fridge freezer within tower unit
- Bosch integrated washing machine within Kitchen (excluding The Primrose)
- Space and plumbing for a washing machine in the utility room (The Primrose only)
- Single bowl composite sink with a choice of mixer tap\*
- Dark chrome switches and sockets at eye level
- Wood effect flooring from an extensive range\*
- Soft-close drawers and doors including cutlery tray
- Eye level cupboards with concealed under pelmet lighting below
- LED downlights to ceiling

## BATHROOM, EN SUITE & CLOAKROOM

- Fully tiled bathroom and en-suite with choices from an extensive range supplied by Porcelanosa\*
- Stylish sanitary ware with complementary chrome fittings
- Bespoke Vanity units to en suite and family bathroom
- Illuminated mirror with built in shaver point over basin in bathroom & en suite
- Stone resin low profile shower trays with clear glass enclosures and contemporary chrome fittings
- Chrome heated towel rails to bathrooms and en suites
- LED downlights to ceilings

## ENVIRONMENT

- Traditionally constructed properties providing highly insulated homes, designed to the latest regulations which achieve excellent energy performance ratings and minimal heat loss
- 10 Year NHBC Warranty

## SPACE & WATER HEATING

- High efficiency Grant air source heat pump
- Underfloor heating with zonal thermostatic control
- Temperature of rooms are individually controlled with smart touch screen thermostats
- Insulated hot water cylinder

## CONNECTIVITY/BROADBAND/SECURITY

- Burglar alarm system
- Fibre to the Home' fibre optic broadband connection to your individual home hub, providing locally unrivalled upload and download speeds
- CAT 6 cabling from individual home hub to all individual data and telephone points
- Data points, TV points and USB charge points to all bedrooms, living room and kitchen
- TV Aerial fitted with amplifier and distributor located within loft space
- Sky Q wiring provision to lounge

## EXTERNALLY

- Black composite front door with polished chrome door furniture
- White UPVC double glazed windows and rear/side external doors
- Black profiled guttering and downpipes
- White UPVC fascia, soffit and barge boards
- External wall lights (2x front & 2x rear)
- Doorbell to front door
- External tap
- Numeral plaque to front aspect
- Paved slabs to paths and patio to the rear
- Block paved driveway
- Cultivated turf to front and rear gardens
- Side access gate
- Feather edge fencing with concrete posts and gravel boards
- Electric vehicle (EV) charging point

## INTERNAL FINISHES

- Choice of carpets throughout\*
- Choice of wood effect flooring to hallway and Kitchen\*
- Aluminium Bi-fold doors fitted in Living Room and leading to garden (excluding The Lilac which is provided with French doors instead)
- Traditionally plastered walls and ceilings
- Walls finished with matt grey warm tone paint, with brilliant white smooth ceilings
- Woodwork finished in brilliant white Gloss
- Dark chrome electrical switches and sockets to Kitchen and white switches and sockets throughout the remainder of property
- Oak internal doors with high quality dark chrome ironmongery
- Built in wardrobe with shelf and hanging rail in master bedroom
- Bed 2 also includes built in wardrobe with shelf and hanging rail (excluding The Liliac)
- Bespoke fluted architrave with Ogee design skirting boards
- White UPVC windows and chrome ironmongery
- Access to loft with fitted ladder and loft light
- LED downlights fitted to ceilings in the entrance hallway

## GARAGE

- Double garage - plots 18, 19 & 28
- Large single garage (full size) - plots 13, 14, 15, 16, 17, 20, 21, 22, 23, 24, 25, 26, 27, 29, 30 & 31
- White up and over doors
- Personnel door
- Power points and lighting

\*Subject to reservation timing/build programme

The specification listed on this page are correct and as intended at the time of print. Please speak to the sales agent for full and exact specifications of each plot. Please note the developer reserves the right to amend the elevations, specifications, design and layout as necessary without notice.

Each home built by Burfoot Homes Ltd is covered by the NHBC 10 year warranty. For details visit [www.nhbc.co.uk](http://www.nhbc.co.uk)





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*building superior homes*

**ESTABLISHED SINCE 1980**

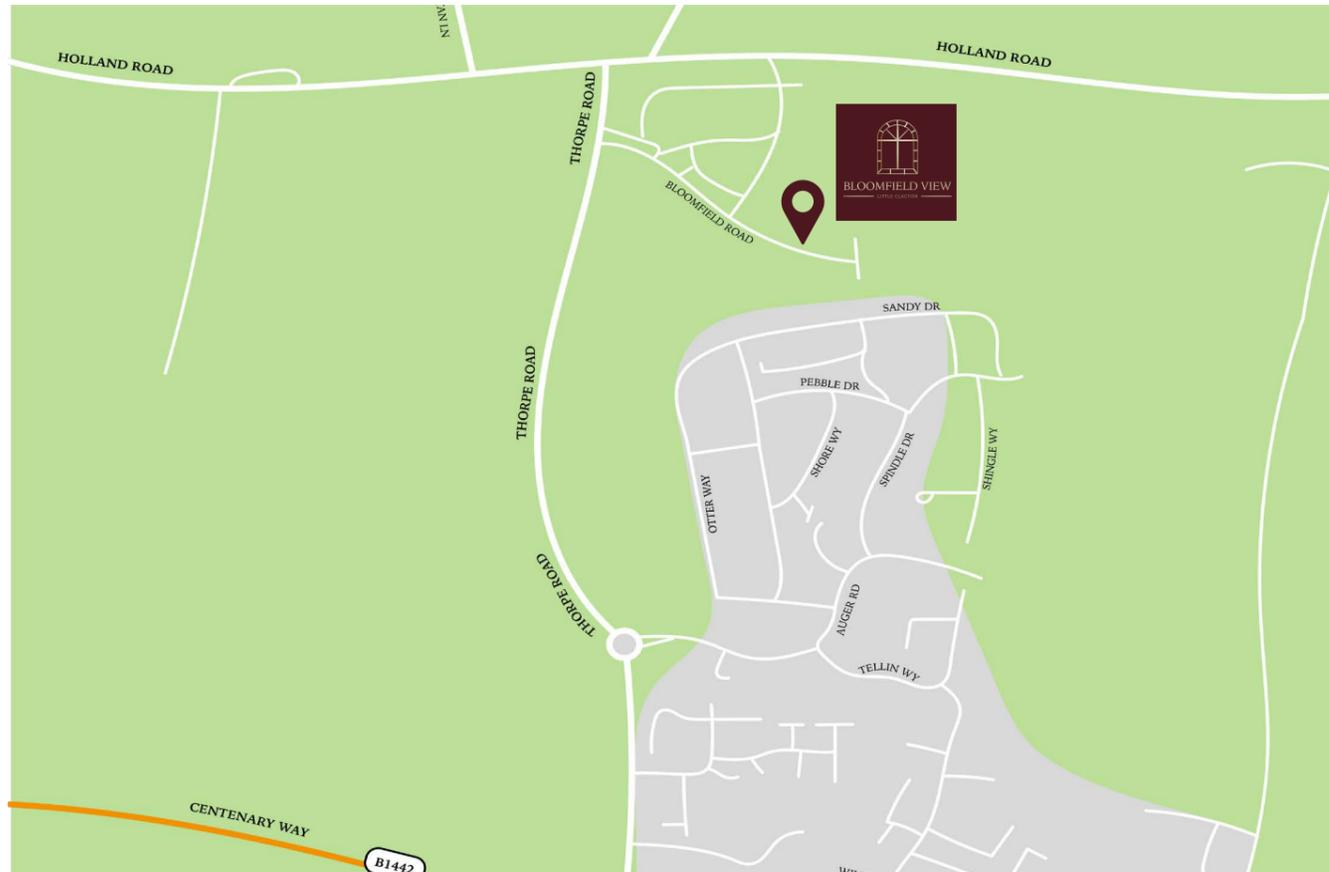
OVER 40 YEARS OF QUALITY CRAFTSMANSHIP

A locally established family builder in The Tendring district for Over 40 Years. A reputation built on quality family homes. Each home shares remarkable attention to detail, favouring innovation and development; a progressive approach to give a design that has been calculated over the years, giving what Burfoot Homes foundation has been built on... prestige and quality.



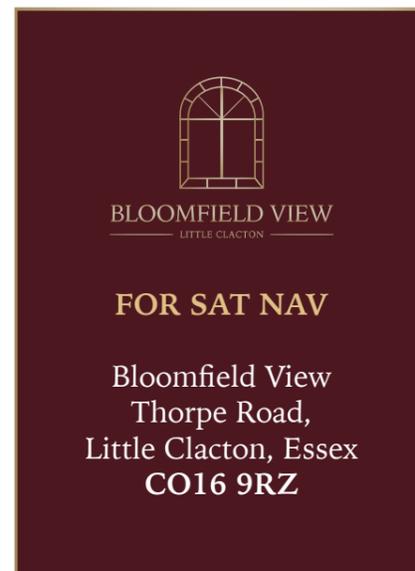
# How to find us

Bloomfield View is nestled along Thorpe Road, in the charming village of Little Clacton



**BY CAR** - When traveling towards Bloomfield View from the A12, take exit 28 for the A120, heading towards Harwich/Clacton. Continue on the A120 for about five miles and take the first exit onto the A133, signposted for Clacton. Go straight over the first roundabout staying on the A133 towards Clacton/Weeley. At the next roundabout, take the third exit towards Clacton-on-Sea, continuing on the A133. Follow the road for approximately three miles. At the following roundabout, take the first exit, signposted for Little Clacton. Continue straight across the next two roundabouts along Centenary Way. At the next roundabout, take the first exit onto Thorpe Road, then go straight across the next roundabout to continue onto the second section of Thorpe Road. Continue for a short distance, and the entrance to Bloomfield View will be on the right-hand side.

**BY TRAIN** - The nearest station is Thorpe-le-Soken. Bloomfield View is around 2.2 miles away, or a short 5-minute drive.





**BLAKE &  
THICKBROOM**  
LAND & NEW HOMES

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